

# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Delano

Mailing Address: Community Development Department  
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Reporting Period by Calendar Year: from Jan. 1, 2011 to Dec. 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

### Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

### Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

Housing Policy Department  
Received on:  
DEC 17 2012

(CCR Title 25 §6202 )

City of Delano

Date 1/1/2011

- Date 12/31/ 2011

Table A

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

\* Note: These fields are voluntary

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## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Delano  
Reporting Period Date 1/1/2011 - Date 12/31/ 2011

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	The rehabilitation program is carried out pursuant to a contract with the Department of Housing and Community Development to administer HUD-funded housing rehabilitation programs, including the CalHome Program, Community Development Block Grant Program and Home Investment Partnerships Program
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	29					29	
No. of Units Permitted for Above Moderate						0	

\* Note: This field is voluntary

(CCR Title 25 §6202 )

Table B

## Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2009	2010	2011							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level										
Very Low	Deed		49								49	393
	Restricted Non-deed restricted											
	Deed		20								20	
Low	Restricted Non-deed restricted											280
	Deed											
	Restricted Non-deed restricted											
Moderate	Restricted Non-deed restricted											278
	Deed											
	Restricted Non-deed restricted											
Above Moderate	Restricted Non-deed restricted											742
	Deed											
	Restricted Non-deed restricted											
Total RHNA by COG.												
Enter allocation number:		1,817										
Total Units		10	85	29							124	1,693
Remaining Need for RHNA Period												

**Note:** units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.
Name of Program	Objective	Timeframe in H.E.
1.1.1 Biennial Evaluation	Maintain inventory of available sites	Each 2 years
1.1.2 Second Unit/Accessory Units	Development of 10 second units by 2007	Ongoing
1.2.1 Monitor At-Risk Projects	Retain existing affordable housing stock	June 2004
1.2.2 Housing Rehabilitation	Provide 266 rehabbed units by 2007	Ongoing
1.2.3 Community Education Regarding Rehabilitation Programs	Enhance public's ability to utilize program	Prepare brochure by 2006
1.2.4 Housing Condition Survey	Maintain current information to assist rehab programs	Complete by 2006
1.2.5 Rental Rehab Program	Assist 5 rental owners	Annually
1.2.6 Code Enforcement	Eliminate code violations	Ongoing
1.3.1 Energy Conservation Program	Minimize heating and cooling costs	Ongoing
2.1.1 Identify Housing Assistance Programs	Apply for specified grant categories	Ongoing
2.2.1 Partner with non-profit, private and other public entities	Facilitate interest in developing affordable housing in Delano	Annual meetings
2.2.2 Support non-profit Housing Sponsors	Through support, increase production of affordable housing	Ongoing
2.3.1 Maintain streamlined application process	Minimize time delay costs due to application processing times	Conduct annual
		Under preparation as part of Sites Inventory for 2008-2013 Housing Element Update
		Conditional use permit requirement for second units has been removed per State law requirement. Approximately 10 second units completed by report date.
		No loss of "at risk" units known to City
		No units were assisted in rehab by the City during 2011. A total of 21 units have been rehabbed from 2006 through 2011
		Program is ongoing
		Not completed during planning period. Complete housing conditions survey during upcoming planning period as staffing and funding resources permit
		Not developed during planning period. Will be developed during upcoming planning period as resources and funding sources permit
		Ongoing, based on complaints and staff identification in field
		The City is participating an energy conservation and efficiency program funded by the Southern California Edison utility to adopt a "reach" building code, implement a point of sale energy audit program, and develop of a City-wide Climate Action Plan.
		City has obtained CDBG and HOME funding for current fiscal year
		Not initiated; will pursue during upcoming planning period
		Not initiated; will pursue during upcoming planning period
		Removed conditional use permit requirement for multi family housing in residential zones and for second units

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***Housing Element Implementation***  
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2.3.2 Density Bonus Ordinance	Ensure compliance with State law	Conduct annual compliance check	Ordinance is presently under preparation for compliance with State law density bonus requirements
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Program Description		Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe	Status of Program Implementation
2.3.3 Use of Density Bonuses	Facilitate achievement of Housing Element objectives for new housing	Ongoing per requests	The City has processed and approved density bonus request for a 34 unit multiple family rental project, a maximum density bonus of 35 per cent was approved
2.3.4 Priority Building Inspections	Minimize affordable housing cost by reducing inspection waiting time	Ongoing	Not initiated; will implement during upcoming planning period as processing caseloads dictate
2.4.1 Community Information	Promote housing understanding	Initiate by Jan. 2004	Not initiated; will implement as part of partnering program during upcoming planning period
2.4.2 Marketing Materials	Promote development of needed above moderate housing	Update materials annually	Not initiated; will implement as part of partnering program during upcoming planning period
2.4.3 Meet with Potential Developers	Create interest among potential developers	Annual meetings	Not initiated; will implement as part of partnering program during upcoming planning period
2.4.4 Housing for Very Low and Low Income Residents	Assist 150 very low and low income residents	Ongoing	Since 2006, the City has assisted 21 households through the rehabilitation program and 46 households through the First Time Homebuyers Program. During 2011, 69 rental units were completed and ready for occupancy in a project assisted by the Tax Credit Allocation Committee (TCAC) program
3.1.1 Cooperative Association for Equal Housing Opportunity	Assistance to eliminate housing discrimination	Ongoing	Under development by Economic Development and Housing Department
3.2.1 Housing Opportunities for Special Needs Groups	Address housing needs of special needs groups	Ongoing	Housing Authority of Kern County completed 35 unit rental project for farm worker families during current planning period
3.2.2 Coordinate with Agencies Serving Homeless	Develop housing self-sufficiency for homeless	Ongoing	Not initiated; will initiate program to adopt specific zoning for emergency, homeless and transitional shelters during upcoming planning period

3.2.3 Remove Constraints on Production of Housing for Disabled Residents	Analyze policies and ordinances which constrain housing provision	Ongoing	City has adopted Ordinance assuring provision of Reasonable Accommodations for disabled persons in housing construction
3.2.4 Coordinate with Agencies Serving Farm Workers	Apply for various grants to assist special needs housing groups	2 years after adoption of Housing Element	Not initiated: will initiate program to amend Zoning Ordinance to provide for farm worker housing in compliance with state law requirements.
3.2.5 Remove Constraints on Production of Multifamily Housing	Remove conditional use permit requirement	By December 2003	Adopted ordinance removing the requirement for conditional use permit approval for multiple family units in residential zones



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General Comments:

None